

**District IV Advisory Board Minutes**  
**April 3, 2002**  
**www.wichitagov.org**

The District IV Advisory Board meeting was held at 7:00 p.m. at Stanley Neighborhood City Hall, 1749 S. Martinson. In attendance were eight (6) District Advisory Board Members, seven (7) City staff, and eight (8) citizens.

**Members Present**

Council Member Bill Gale  
June Bailey  
Jim Benton  
Iola Crandall  
Ed Koon  
Paul Ward  
Wayne Wells

**Members Absent**

Bea Vickers  
Tom Kessler  
Dorman Blake  
Jerry McGinty

**Staff**

Mike Lindebak, City Engineer  
Officer Scott Marshall, Patrol South  
Officer Anthony Bamberger, Patrol South  
Aaron Hamilton, Neighborhood Assistant  
Kurt Schroeder, Superintendent, OCI  
Lt. Eric Bastian, Patrol South  
Lt. Tom Spencer, Patrol West  
Officer Phillip Smith, Patrol West

**Guests**

Phyllis McCabe, 410 S. Knight  
Wanda Gibson, 2625 S. West #702  
Lawrence Guddle, 2625 S. West #702  
Jim Winter, Lakeside  
Bill Williams, 1518 Gibson  
Irene Armstrong, 1109 Greenfield

**ORDER OF BUSINESS**

**Call to Order**

Meeting called to order at 7:04.

**Approval Of Minutes**

Wayne Wells submitted corrections. One additional correction was Paul Ward was present at the March 6' 2002 meeting. The Board recommended approval pending corrections.

**Approval of Agenda**

The Board approved the Agenda as submitted.

**Public Agenda**

The Public Agenda contains requests from members of the public who desire to present matters to the District Advisory Board. Each presentation is limited to a period of five (5) minutes unless extended by the Board.

**1. Wanda Gibson – a request was made at our February 3, 2002 meeting to revisit the issue of a fence along south West Street and it's impact on the neighborhood.** A request was made at the February 3, 2002 meeting to revisit the issue of a fence along south West St. and it's impact on the neighborhood. **Council Member Gale** gave a brief history of how the item came to be on the agenda. He then deferred to staff.

**Officer Drew Seiler** along with other City staff was asked in February by the board to look into resolution options. He sat down with the area Office of Central Inspection Inspector, to contact businesses and gave out flyers to explain what is going on. Businesses have complied since **Officer Seiler** and OCI spoke with them. **Kurt Schroeder**, Superintendent of OCI, said they have written about six (6) citations between the three (3) salvage yards. The tricky issue here is the fencing surrounding the salvage yards. A meeting took place with representatives from the **Law Department, Officer Seiler**, and **Aaron Hamilton**, Neighborhood Assistant, about how to make businesses comply with fencing requirements. **Schroeder** explained the businesses in question are grand fathered in due to annexation. Screening requirements appeared in the City Code during the 1970's. These businesses have been here since the 1950's and 1960's. However, there are licensing guidelines that do speak to screening requirements.

Zoning changes have taken place in the last few years regarding screening. There should be an official Law Department statement saying, "the licensing ordinance does apply". This will require businesses to bring screening around the city up to current standards.

OCI will have to issue notices and give the businesses time to bring fencing into compliance. **Joe Lang** should have an official Law Department statement within a few days.

**Wanda Gibson** displayed pictures and said a video was taken in December, 2001 chronicling the fence and it's state of disrepair, which includes sheets of tin blowing down West Street. There are 150 children that live in Lakeside. She asked if this fence is the image the City of Wichita wants to portray to visitors? She provided pictures of other salvage yards that are in compliance. They are not asking for the salvage yards to be removed, but they do want the fence issue to be rectified. There is currently no fence in the back of the property. All she is asking for is a uniform fence, that is in compliance with City Codes be put up and that it is maintained. **Gibson** offered volunteers help to help put up a new fence.

*The following are questions from DAB members and the public. Answers are in italics.*

**June Bailey** asked if all licenses are under one name? *Schroeder is looking into that with the State.* **Randy Sparkman** said they should be multiple. **Bailey** asked if each licensee could put up different types of fence? *That would be feasible.* **Council Member Gale** stated the DAB invited state Representatives and the Senator from the area.

**Representative Dale Swenson** was the only person to reply. He could not make the meeting but did send some State information. The Law Department didn't think the State

law applied in this situation. **Jim Winter**, citizen, asked what was a reasonable amount of time to give the businesses to get in compliance? *Possibly 90 to 180 days but it has not been decided yet.* **Bailey** asked what the six (6) citations were from OCI? *Illegal storage and parking on right of way. Both are payable tickets.*

**Council Member Gale** asked **Kurt Schroeder** if fencing was required around the entire property? *Yes, because there are residences behind them.* Does it have to be uniform?

**Joe Lang** said it might be a trade off to create uniformity between all three fences.

**Benton** noted a representative from Wescon was at last meeting who was concerned about the lack of fence between the salvage yard and Wescon, so it has become a big issue for them also. **Ed Koon** – encouraged by amount of work done, and motion to revisit it in June meeting. 2<sup>nd</sup> – June Bailey. Passed 6 – 0.

**Action: The Board recommended revisiting the issue at their June meeting 6:0 (Koon: Bailey).**

### **Public Works Agenda**

**2. Building of a sidewalk on Meridian from Pawnee to Harry – Mike Lindebak**, City Engineer, gave a background of the case. Notices were sent to all property owners along the construction area. There was only one citizen who responded in opposition. The citizen thought more people walked on the West side of Meridian. The project is open to the east or west side of street.

*The following are questions from DAB members and the public. Answers are in italics.*

**Council Member Gale** asked if staff recommended the East side of the street? *Yes because there are more houses on that side of the street. The West side of Meridian is mostly commercial.* **Lindebak** did note the citizen was not concerned about his property in particular, but was just giving his opinion. **Paul Ward** concurred there are more houses on the East side whereas the West side is mostly businesses. **June Bailey** asked how many trees will be removed? *Staff is not sure yet. They usually try to skirt around trees. The West side is more open so there are fewer trees to work around.* **Phyllis McCabe**, president of Sunflower Neighborhood Association, asked if this sidewalk was anywhere near the YMCA? *It is North of the YMCA.* **McCabe** also asked if the people living by it will use it the most? *Yes.* **Wayne Wells** noted with residential property on the East side, it makes sense to be there. **Bailey** agreed and added it would be more user friendly for kids and families. **Paul Ward** said it needs to be extended to 31<sup>st</sup> for access to the YMCA and Library.

**Action: The Board recommended approving the request 6:0 (Wells: Benton).**

**3. Lincoln and McLean Boulevard Improvements - Mike Lindebak**, City Engineer, explained the improvements are part of the Capital Improvement Plan and are needed for

traffic carrying capacity and for safety. Construction is supposed to take place in 2003. Final plans have been developed that show the addition of left turn lanes along McLean Boulevard.

**Jeff Bradley** assisted **Lindebak**. **Bradley** gave handouts to the Board. Plans are to add turn lanes on McLean in South and North bound directions. Lincoln will have left turn lane. There will be enhanced sidewalks with brick pavers. KDOT designed 11ft and 12 ft turn lanes. Project limits are from McCormick Street to the National Guard Armory. **Lindebak** said Lincoln is scheduled for 2003 with improvements extending to Harry street in 2005 or 2006. Black credenza lighting will be extended to Lincoln and eventually to Harry along McLean. Also presented were the bike path and a new signal system. The City will have to acquire right of way on the Northwest corner. The left turn lane on Harry will take three to four trees, the energy house, and the lookout structure in the process. A concept was shown that will be presented to the Parks Department but is not in any plans right now.

*The following are questions from DAB members and the public. Answers are in italics.*

**Jim Benton** asked if construction ends at Lincoln and McLean? *Yes. Doesn't McLean widen farther North? Yes. Funding sources determine how far this project can reach and that is the limit.* **June Bailey** asked if widening the area from Kellogg to McCormick is that in CIP? *Not at this time.* **Paul Ward** asked how to get it in the CIP? No answer was given.

**Jim Tabor** had some questions about McCormick. *McCormick is vacated right now by the dairy south of there.* **Steve Vogt** asked how much easement out on the West side of the street will be taken? He is concerned because that's where he works. *Construction will take place on existing right of way. How long will the project take? One lane each direction will be open and maintain access to businesses the entire time.* Will there be any water line improvements? *It looks like a good possibility.*

**Action: The Board recommended to receive and file by a vote of 6:0 (Koon: Bailey).**

**4. Proposed paving of Kessler from Dora to south of May – Mike Lindebak** presented on the proposed paving East of West Street in an industrial area. Total project price is \$159,000 with the City of Wichita paying \$45,880 and the remainder being assessed to property owners. Their charge will be \$.22 per square foot. 52% of property owners signed the petition making it valid.

*The following are questions from DAB members and the public. Answers are in italics.*

**Jim Benton** asked if on the East side there is one warehouse that Cessna uses? *Yes. How much down time during construction will there be? It should be only when the drive approach is being done along with the curb and gutter.* What will be the start date? *They are waiting on approval from the City Council. Fall of 2002 would be the earliest.* **June**

**Bailey** asked if **Aaron Hamilton**, Neighborhood Assistant, got any calls opposing the project? *No.*

**Action: The Board recommended to accept the proposal as presented by a vote of 6:0 (Benton: Bailey).**

**5. Proposed paving of Hoover from 3<sup>rd</sup> Street to St. Louis. Mike Lindebak** explained the proposed paving of Hoover southeast of I-235 in a one-block stretch. The cost of the project is \$110,000 with extra \$.38 1/2 per sq. ft. The petition was signed by 54% of owners so it is valid. The average cost will be approximately \$4400 per property with the exception of two (2) large properties who will be charged \$28,000. If residents own property and they meet the income guidelines, they can get a deferment.

*The following are questions from DAB members and the public and suggestions for property owners in the proposed paving area. Answers are in italics.*

**Cheryl Burns** and **Jim Tabor** are here representing **Isadora Tabor**, property owner in the proposed paving area. Her costs are a projected \$280.00 a month. She has owned the property for many years. In order to get a deferment, she has to live on property but there are no structures on it right now. What are some options?

Options were listed as:

- Sell the property
- The City is encouraging infill housing. The owner wouldn't have to pay specials and top fees and plan equity fees could be waived.
- If housing is put on the property, owners can apply for 5-year rebate.
- Roy Johnson in the Housing Department can help come up with other options.
- Call Mennonite Housing

**Mr. Tabor** had a question on drawing? *It is an old map from the county computer.* **June Bailey** asked is there anything that can be done since it's vacant and not a residence? *No. The intent of deferment is so people don't get kicked out of their homes.* **Tabor** asked how it was zoned? *SF -5.* Can it change? *It would be difficult due to proximity to housing.*

**Action: The Board recommended to accept the proposal as presented based on the 54% signature signing, by a vote of 6:0 (Bailey: Ward).**

### **Planning Agenda**

**6. No items submitted at this time.**

## **Board Agenda**

**7. Nuisance Abatement Laws – Matt Jordan, Assistant to the City Manager, will be presenting proposed nuisance abatement law updates to the Board. Matt Jordan, Jack Brown, and Kurt Schroeder** presented the proposed, joint nuisance code designed to more effectively clean up neighborhoods. **Matt Jordan** explained that after they have spoken to all the DABs, they will take a final draft to the City Council for approval. The purpose of this is to give staff the tools to resolve nuisances faster. The City of Wichita currently uses the citation method which involves writing a ticket and waiting for Municipal Court. Abatement allows the city to fix the problem then get the money. This will create a shorter timeline to resolve the nuisance, which is good, but it will cost more money initially. There is no guarantee of a one for one cost recovery. Realistically, it will be more likely 40 to 50% return.

**Kurt Schroeder** explained OCI, Health, Public Works, Police, Storm Water Management and Fire will have authority to create a case. Currently two (2) to four (4) notices are given. If this is approved, it will be one. Reduction of time to resolve a case should go down to ten (10) days. People will get hand delivered or certified mail with the initial notice. The City of Wichita does not currently abate any occupied property. In 2001, the Health Department sent 600 properties to court that drag out to 120 or more days. There will need to be an increase in the budget for this (currently 150,000 only for vacant lots) which is anticipated to increase three (3) to four (4) times. Benefits to neighborhoods include shorter compliance time and a much more efficient system as there won't be a need to have both OCI and Health to the property. There will be a nuisance hotline set up hopefully within a few weeks. Considerations are budget (mail etc.) and additional data sharing costs. All staff will be able to answer questions. The City of Wichita fully expects public outcry about property rights and demographic equity issues. A maximum of 30 days will be allowed for extension if people are working on whatever they were cited for and show good faith. This should decrease court usage. This will be taking some staff away from their traditional roles. Union issue will be worked out. **Jack Brown** added the key issue here is moving from court to abatement.

*The following are questions from DAB members and the public. Answers are in italics.*

Will this encourage property owners to do less since the City will fix it? *Repeat offenders would get a citation in addition to the bill.* A staff issue is should this all be done at once or take a phased approach? *Phased approach is recommendation.* When would it be implemented? *It could fully operating by the end of summer. Funding will decide a lot of this. A projected 25% increase would be an extra \$215,000 the first year including money for contractors.* **Jim Benton** asked if there are any federal grants helping pay for this? *No. Federal money put into revitalization does pay for some field staff.* **June Bailey** asked how do you address parking in front yards, side yards, or side streets? *City code requires a driveway in the same condition as the street i.e. sand to sand. If there are ruts, they need to be fixed.* **Bailey** emphasized this is a big issue in Orchard Breeze due to lack of space for driveways. *You can't fill over 1/2 of your front yard with cars.* **Bailey** asked how cross training is being done so as to avoid all of the responsibility falling on one

department? *A committee is doing the training. If Community Police are there, they can give notice and let OCI do the back end work. The City does not want everything to fall on one department. Will it change environmental court? Yes, Environmental Court will still go on. The City would like to have 80 to 90 % of cases abated to lessen court cases. The Court Administrator is on the training committee and will still have zoning and other cases. The steps for staff should be dramatically reduced.* **Bailey** asked if this information will be on channel 7? *Yes. It is part of the "Don't Trash Wichita" ads in Eagle and on TV as part of a prevention awareness strategy. There is also a Neighborhood Manual in the works.* **Bailey** foresees resident complaining about businesses being grandfathered in. *This is for nuisances in neighborhoods, still have to handle through courts.* **Bailey** will it allow more time to pursue non-conforming businesses? *It could.* Is there money available that could be set aside to help low income residents? *Neighborhood clean ups will still take place. The Environmental Health Department helps some people with mini clean ups.* **Bailey** OCI/Health call her first to help residences currently. Can they still do that? *Yes.* **Bailey** asked if any alcohol money could go into this? *Most grants go from one source to another. The City Council would have to reprioritize.*

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**Action: The Board recommended to accept the proposal with phasing in of training, getting this information on TV and the website, cross training, and to seek out federal grants by a vote of 6:0 (Bailey: Ward).**

### Announcements

This time is for members to make announcements of any projects their neighborhoods may be working on or has completed within the last month.

**Irene Armstrong** said SW Neighborhood Association got a boulder donated for the flag to be installed at Westway Shopping Center along with a plaque from the Navy and Marines. The annual parade takes place April 20<sup>th</sup>. There are 50 entries with over 700 people involved.

**Jim Benton** updated the Board about the SW Village Neighborhood Association meeting involving the zone change at I-235 and West Street. The City Council denied the zoning request. He thanks **Council Member Gale** for doing a good job presenting SW Village and their views. **Gale** noted DAB members approved the motion by a vote of 3-2 but MAPC deleted their requests. **Benton** is working with **Lori Spencer** at YMCA about buying the land and with Cleaveland Elementary to turn it into bike paths and a park.

It was announced by **Council Member Gale** that **June Bailey** will be leaving at the end of the session (June 30, 2002) and will be moving on. She has been with the CPO/DAB for 5-6 years.

**June Bailey** reported Orchard Breeze had **Aaron Hamilton** as a guest speaker for their April 4, 2002 meeting. Their Annual Party in the Park meeting will be April 29<sup>th</sup> and the Orchard Breeze neighborhood cleanup will be Oct. 26, 2002. Kudos to **Officer Tricia Beck** for all of the support she has given the neighborhood. **Council Member Gale** asked what Kiwanis Park cost to install the .483 miles of walking paths? \$27,000. **Bailey**

added they are hoping for the concrete slabs at Kiwanis Park with tables mounted to concrete.

**Council Member Gale** announced the skateboard park is in the works. The City of Wichita and KDOT approved funding so hopefully it will be built this year. Community Police felt it was a good location. The City dedicated new buses. He thanked **Congressman Todd Tihart** and federal money that was given to update the fleet.

**Iola Crandall** announced Sunflower Neighborhood Association's next meeting is April 4, 2002 with a presentation by the Shriners. Friday, April 5, 2002, will be a clean up at Lawrence Elementary to help with "Don't Trash Wichita". Saturday, April 6, 2002, will be the neighborhood clean up for the north half of the association.

**Wayne Wells** announced Delano's next meeting will be April 16, 2002. **John D'angelo** from City Arts will be updating the neighborhood on the Seneca Streetscape. Delano's neighborhood clean up will be June 15, 2002.

**Council Member Gale** said he'd never had John D'angelo to a DAB meeting but would like to invite him as soon as he can make it. There will be a second meeting this month, on April 17, 2002, to address the sex offender issue. **Cathy Holdeman** will be presenting.

**Officer Drew Seiler** announced he and Patrol West are helping with the Lawrence Elementary clean up Friday. April 13 he will be assisting the YMCA with a car show and hopefully will have child safety seat inspections. April 19, 2002, will be the Cleaveland Elementary Fun Night at 6:00. He also explained a display for drag racers at 8:00 pm.

**Lt. Eric Bastian** said he will be at the parade April 20, 2002. He announced **Officer Dwayne Diehl's** daughter died over the weekend. She was two-years-old and died in her sleep. She was released Friday from hospital, and died Sunday. The funeral will be 1:00 at Resthaven on April 4, 2002.

**Wayne Wells** thanked the Police for the speed traps on Highway 54 and appreciated their help. Delano has a park at McLean and Douglas by the McLean fountain.

**Aaron Hamilton** will find out when directories will be available. The next meeting will be John Tangelo, Alternative Correctional Housing, and a presentation on the Arena proposal. He will invite Carl Peterjohn as per a request by DAB members.

The meeting was adjourned at 9:21 p.m.

Respectfully Submitted

Aaron Hamilton



## Neighborhood Assistant District IV